

009.A

0002

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
590,100 / 590,100
590,100 / 590,100
590,100 / 590,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WYMAN TERR, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: ALBERT MAURA H & BLAIR LINDA J		
Owner 2: TRS/ MAURA H ALBERT REVOCABLE		
Owner 3: LINDA J BLAIR REVOCABLE TRUST		
Street 1: 19 WYMAN TERR		
Street 2: UNIT 2		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER	2
Owner 1: ALBERT MAURA H -	
Owner 2: BLAIR LINDA J -	
Street 1: 19 WYMAN TERR UNIT 2	
Twn/City: Arlington	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	2
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1660 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	2
Code Descrip/No	Amount
	Com. Int

PROPERTY FACTORS	2
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	2
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7457														
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IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								210198
								GIS Ref
								GIS Ref
								Insp Date
								07/19/18



USER DEFINED

Prior Id # 1:	7771
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:18:02
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/19/19	18:57:56
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
009.A-0002-0002.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	581,000	0	.	.	581,000	581,000
2019	102	FV	545,000	0	.	.	545,000	545,000
2018	102	FV	481,300	0	.	.	481,300	481,300
2017	102	FV	438,200	0	.	.	438,200	438,200
2016	102	FV	438,200	0	.	.	438,200	438,200
2015	102	FV	404,400	0	.	.	404,400	404,400
2014	102	FV	385,700	0	.	.	385,700	385,700
2013	102	FV	385,700	0	.	.	385,700	385,700

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ALBERT MAURA H,	71491-319	2	8/17/2018	Convenience		1	No	No				
ALBERT MAURA H	51024-368		4/14/2008			10	No	No				
ALBERT MAURA H	49946-495		8/15/2007	Family		10	No	No				
SCHAEFER SHELLE	30692-220		9/24/1999			247,500	No	No	4			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/14/2012	234	Manual	2,920					air sealing & insu	7/19/2018	Measured	DGM	D Mann
2/11/1913	173	Manual	16,500									

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average			CONDO CONVERSION 7/99.												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall:		%		OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir: N - NONE				Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1930	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:																
Const Mod:				% Own:	0.586000025															
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	6	3										
Sec Int Wall:		%		Economic:		%	Additions:													
Partition: T - Typical				Special:		%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%	Baths:													
Sec Floors:		%		Total:	31	%	Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	295.00		Exterior:													
Bsmnt Gar:				Size Adj.: 1.28253007			Interior:													
Electric: 3 - Typical				Const Adj.: 0.98990101			Additions:													
Insulation: 2 - Typical				Adj \$ / SQ: 374.525			Kitchen:													
Int vs Ext: S				Other Features: 62500			Baths:													
Heat Fuel: 1 - Oil				Grade Factor: 1.00			Plumbing:													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.25000000			Electric:													
# Heat Sys: 1				NBHD Mod:			Heating:													
% Heated: 100		% AC:		LUC Factor: 1.00			General:													
Solar HW: NO	Central Vac:	NO		Adj Total: 855265																
% Com Wall:	% Sprinkled:			Depreciation: 265132																
				Depreciated Total: 590133																
MOBILE HOME				Make:			Serial #:			Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 009.A-0002-0002.0										IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:	Total Special Features:								Total:										